



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
December 9, 2025 5:30 PM

**Indicates Updated Items*

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
5. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor:
 1. Museum Director, reporting on the museum penny press machine. (AD)
 - C. Eagle Police Department
6. **CONSENT AGENDA:** *ALL CONSENT AGENDA ITEMS ARE CONSIDERED ACTION ITEMS.* Consent Agenda items are considered to be routine and are acted on with one motion. There will be no separate discussion on these items unless the Mayor, a Councilmember, member of City Staff, or a citizen requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda in a sequence determined by the City Council. Any item on the Consent Agenda which contains written Conditions of Approval from the City of Eagle City Staff, Planning & Zoning Commission, or Design Review Board shall be adopted as part of the City Council's Consent Agenda approval motion unless specifically stated otherwise.
 - A. **Claims Against the City.**
 - B. **Reappointment to the Eagle Arts Advisory Committee:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the reappointment of Kimberly Ross to the City of Eagle Arts Advisory Committee. Ms. Ross will be serving a three (3) year term that will expire in December 2028. (BKP)
 - C. **Service Agreement Between the City of Eagle and Western Records :** A Service Agreement between the City of Eagle and Western Records to provide shredding and destruction services in an amount not to exceed \$90.00 a month. The service agreement is a year long contract that will expire December 14, 2025. (TEO)
 - D. **Professional Services Agreement Between the City of Eagle and Mike Gradian:** Professional Services Agreement between the City of Eagle and Mike Gradian to provide DJ Services for City of Eagle Recreation Daddy Daughter Dance on February 7, 2026, in amount not to exceed \$600.00. (AMM)
 - E. **User Agreement Between the City of Eagle and Mango Languages:** A Subscription Service Agreement between the City of Eagle and Mango Languages for a language-learning platform in an amount not to exceed \$3,240 annually. (SB)
 - F. **Findings of Fact and Conclusions of Law for the Approval of A-2025-04/RZDA-2025-05/PPUD-2025-03/CUP-2025-03/PP-2025-03 - Sagehill Subdivision - Sage Investment Partners:** Sage Investment Partners, represented by Dave Yorgason with Tall Timber Consulting, is requesting annexation and rezone from RR (Rural Residential – Ada County Designation) and RP (Rural Preservation – Ada County Designation) to R-1-DA-P (Residential with a development agreement-PUD), preliminary development plan, conditional use permit, and preliminary plat approval for Sagehill

Subdivision, a 214-lot (200-residential; 14 common lot) residential subdivision. The 736.00-acre site is generally located 1.60-miles southwest of the intersection of State Highway 55 and North McLeod Way and approximately 2.59-miles east of the intersection Willow Creek Road and the future East Aerie Lane. (DLM)

[Sagehill Subdivision - Findings of Fact and Conclusions of Law](#)

- G. **Findings of Fact and Conclusions of Law for the Approval of SAP-2025-01 - Sub-Area Plan No. 2 Avimor Development:** Avimor Development, LLC, is requesting approval of Sub-Area Plan (SAP) No. 2 for the Avimor Planned Development. SAP No. 2 consists of 253.00-acres that will include four (4) parcels [three (3) large-acre Rural Residential (RR) parcels and one (1) Regional Open Space (ROS) parcel. A portion of the 253.00-acre proposal (two (2) parcels; 114.85-acres inclusive of one (1) RR parcel and the ROS parcel) is located in Gem County and the remaining two (2) parcels, totaling 148.27-acres and inclusive of two (2) RR parcels is located within Boise County. The subject parcels are generally located on the west side of State Highway 55 north of Pearl Road, approximately 7,110-feet west of the intersection of State Highway 55 and Pearl Road. (DLM)
[Avimor SAP No. 2 - Findings of Fact and Conclusions of Law](#)
- H. **Permanent Pathway Agreement Between The City of Eagle and RLS (Torrente) LLC for a Public Pathway Within Torrente Secco Subdivision No. 2:** RLS (Torrente) LLC is requesting approval of a permanent pathway easement agreement for public pathways located within Torrente Secco Subdivision No. 2. The 19.83-acre site is located at the northeast corner of North Palmer Lane and West Floating Feather Road at 6868 West Floating Feather Road. (ASG)
[Torrente Secco No. 2 Pathway Easement Agreement](#)
- I. **Findings of Fact and Conclusions of Law for the Approval of FP-2025-17 - Final Plat for Terra View Subdivision No. 6 - Twenty Below:** Twenty Below, represented Patrick Connor with Ardurra, is requesting final plat approval for Terra View Subdivision No. 6, a 47-lot (41-buildable, 6-common) residential development. The 25.7-acre site is located at the northeast corner of State Highway 16 and West Beacon Light Road. (ASG)
[Terra View No. 6 Findings](#)
- J. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2025-09/FP-2025-18 - Final Development Plan and Final Plat for Everton Subdivision No. 5 - DFC Eagledale, LLC:** DFC Eagledale, LLC, represented by Cheryl Heath with KM Engineering, LLP, is requesting final development plan and final plat approvals for Everton Subdivision No. 5, a 49-lot (45-buildable [41 residential, 4 commercial], 4-common) residential planned unit development. The 11-acre site is generally located on the northeast corner of North Palmer Lane and State Highway 44. (ASG)
[Everton No. 5 FPUD-FP Findings](#)
- K. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2025-10/FP-2025-19 - Final Development Plan and Final Plat for Everton Subdivision No. 6 - DFC Eagledale, LLC:** DFC Eagledale, LLC, represented by Cheryl Heath with KM Engineering, LLP, is requesting final development plan and final plat approvals for Everton Subdivision No. 6, a 35-lot (31-buildable, 4-common) residential planned unit development. The 10.66-acre site is generally located on the northeast corner of North Palmer Lane and State Highway 44. (ASG)
[Everton No. 6 FPUD-FP Findings](#)
- L. **Findings of Fact and Conclusions of Law for the Approval of FP-2025-21/FPUD-2025-11 - Final Development Plan and Final Plat for Wilderndest River Subdivision No. 1 - Marquis Development Group, LLC:** Marquis Development Group, LLC, represented by Stephanie Hopkins with KM Engineering, LLP, is requesting final development plan and final plat approvals for Wilderndest River Subdivision No. 1, a 56-lot (49-buildable, 7-common) residential planned unit development. The 38.54-acre site is located at the terminus of South Isla Del Rio Way and South Lago Way, approximately 1 mile east of South Eagle Road. (ASG)
[Wilderndest River No. 1 FPUD-FP Findings](#)

7. **PUBLIC HEARINGS:** *ALL PUBLIC HEARING ITEMS ARE CONSIDERED ACTION ITEMS.* Public hearings will not begin prior to 6:00 p.m. Public Testimony will be taken on items listed in this section.

- Public Hearings are legally noticed hearings required by state law. The public may provide formal testimony regarding the application or issue before the City Council. This testimony will become part of the hearing record for that application or matter.
- Public hearing testimony time limits: Individuals testifying are allotted three (3) minutes for non-repetitive testimony
- Disclosure of ex parte and/or conflict of interest.

- A. **CUP-2021-01-MOD1/PPUD-2021-01-MOD1/PP-2021-02-MOD1 - Conditional Use Permit, Preliminary Development Plan, and Preliminary Plat Modification for Torrente Secco Subdivision - Toll Southwest, LLC:** Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting to modify the conditional use permit, preliminary development plan and preliminary plat for Torrente Secco Subdivision. The applicant is requesting to reduce the number of dwelling units from the previously approved 612 to 597, eliminate 222 duet or attached single-family dwellings and replace them with 114 “cluster” or “garden lots” and 92 detached single-family units, and restrict the 20 single-family detached lots adjacent to Beacon Light Road to be single story. The 265.6-acre site is located on the east side of North Palmer Lane between West Beacon Light Road and West Floating Feather Road. (DLM) *This item was continued from the October 25, 2025 City Council meeting.*
[01-Torrente Secco Subdivision-Revised Submittal Packet](#)
[02-Torrente Secco Subdivision-Original City Council Packet](#)

8. NEW BUSINESS:

- A. ***ACTION ITEM: Conversion of City Hall Lobby Wall to a Gallery Display Wall:** The Eagle Arts Advisory Committee is seeking Council approval to convert a wall in the lobby of City Hall that currently holds the six framed reproductions of our National Documents into a lighted gallery display for the rotating monthly exhibitions, Council decision for relocation of the National Documents, and approval to purchase the equipment needed for the gallery wall in an amount not to exceed \$1,000.00. (BLA)

[Memo to Council City - Hall Wall Conversion](#)

9. **PUBLIC COMMENT:** This time is reserved for the public to address their elected officials regarding concerns or comments they would like to provide to the City Council regarding any matter, up to and including any subject on the agenda with the exception of Public Hearing and land use items. Comments regarding Public Hearing and land use items need to be made during the open public hearing for said item(s) in accordance with Idaho Code. At times, the City Council may seek comments/opinions regarding specific City matters (excluding Public Hearing and land use items) during this allotted time. Out of courtesy for all who wish to speak, the City Council requests each speaker limit their comments to three (3) minutes.
10. **EXECUTIVE SESSION:** 74-206 (1) An executive session at which members of the public are excluded may be held, but only for the purposes and only in the manner set forth in this section. The motion to go into executive session shall identify the specific subsections of this section that authorize the executive session. There shall be a roll call vote on the motion and the vote shall be recorded in the minutes. An executive session shall be authorized by a two-thirds (2/3) vote of the governing body. An executive session may be held:

(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

- A. ***ACTION ITEM: Action Regarding Pending/Threatened Litigation.**

11. ADJOURNMENT

The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk's Office at (208) 939-6813 at least 24 hours in advance of the meeting date and time.